

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4th day of January, 2006, by and between **Geraldine Fugh and , Chandra Fugh,(married)**, party of the first part, and **Edward Brown,(UNMARRIED)**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DeSoto**, State of **Mississippi**:

Lot 322, Section E, Parcel 6, Central Park Neighborhood PUD; situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 79, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 434/587 in the Register's Office of **DeSoto County, Mississippi**.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT Subdivision Restrictions, Building Lines and Easement of record in Plat Book 79, Page 44

and 2005 City of **Southaven** and 2005 **DeSoto** County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Geraldine Owens Fugh
Geraldine Fugh

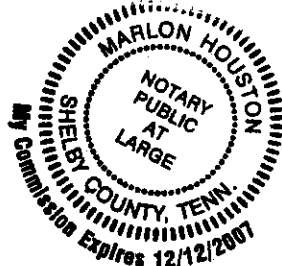
CHANDRA VALICIA FUGH
Chandra Fugh

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Geraldine Fugh and Chandra Fugh** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of January, 2006.

Marlon Houston



maug em

Notary Public



My Commission expires:

(FOR RECORDING DATA ONLY)

Property Address:
1809 Central Trails Drive
Southaven, MS 38671

Property Owner/ Grantee
Edward Brown
1809 Central Trails Drive
Southaven, MS 38671
901-365-0820
901-650-7397

Ward, Block & Parcel Number:
1079-29250-00322

Mail tax bills to:
Edward Brown
1809 Central Trails Drive
Southaven, MS 38671
Grantors' address & phone no.:
4535 BRIGHTON CIR.
SOUTHAVEN, MS 38671
901-873-8437
N/A

This instrument prepared by:
The Orange Law Firm, PC
6750 Poplar Avenue, Suite 419
Memphis, TN 38138

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$134,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

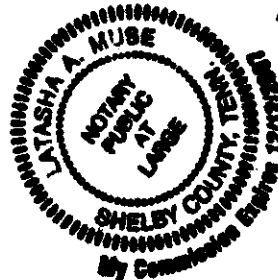
Melanie O. Porter

Affiant

Subscribed and sworn to before me this
the 4th day of January, 2006.

[Signature]
Notary Public

My Commission Expires: 12/12/07



Chicago Title Insurance Company #:2078059
Orange Law Firm, P.C.#: 0510089

Prepared by and returned to:
The Orange Law Firm, PC
6750 Poplar Avenue #419
Memphis, TN 38138

901-753-9499

901-753-9489